

Town of Wenham

Wenham Affordable Housing Trust
Meeting of August 26, 2015
Town Hall, 138 Main Street

Pursuant to the Open Meeting Law, M.G.L. Chapter 30A, §§ 18-25, written notice posted by the Town Clerk delivered to all members, a meeting of the Wenham Affordable Housing Trust was held on Wednesday, August 26, 2015 at 7 PM in the Selectmen Chambers.

Public Information
Agenda
Financials

Call To Order

With a quorum present, Mr. Anderson called the meeting to order at 7:35 PM
Present: Joshua Anderson, Chair; Marty Cooke; Jen Forsey; Catherine Harrison; Jamie White
Not present: ☐ Michelle Bailey
Also Present: Catherine Tinsley, Recording Secretary

Mr. Anderson reported that John Mulvihill & Selectman Jack Wilhelm had resigned. Ms. Harrison as Chair of the BOS was present as Selectman representative.

According to the Order of the Trust, a Chair must be voted at the first meeting of the Fiscal year.
Mr. White nominated Joshua Anderson as Chair of the Wenham Affordable Trust. There were no additional nominations. Mr. Anderson accepted the nomination.

Mr. Anderson noted the Trust was required to meet quarterly, but suggested the Trust meet monthly, adding if it is determined a meeting is not necessary, the Chair would be responsible for canceling the meeting.
It was the consensus to meet on the third Wednesday of the month.

Presentation & Acceptance of Minutes - April 8, 2015

The minutes of the April 8, 2015 meeting were held for review.

Old Business

Review of Trust Fund Balances

The current Trust balance is \$645,420.97.

The (WHAT) Brady Home Improvement Fund balance is \$216,358.98.

In a side discussion it was noted that the Community preservation act fund balance available for affordable housing is \$196,000.

Current Inventory of Affordable Housing in Wenham

The inventory of affordable housing units in Wenham as of September 12, 2014 (based on the 2010 Census) is 122; this is 8.7 percent of total housing in Wenham leaving the Town 19 units short of the 10 percent that is required to avoid Chapter 40B Developments.

Projections of new growth increase the number of homes in Wenham over the next couple of years to 146.

This also increases the number of affordable units necessary to 24 affordable units to reach the 10 percent goal. This number includes group homes, and senior housing.

WAHT Friend Court, LLC update

After being on the market for more than a year, the affordable unit on Friend Court was made available as a rental; the unit is currently occupied as an affordable rental unit.

It was noted a tree on the property needs to be removed; it is being determined who is responsible for the tree. If it is owned by the Trust there will be costs associated with the removal. Addition to management fee there is a condo association fee for insurance, and during the summer, \$120 is paid monthly to the other unit owner for yard work. The net balance of the working account is intended to remain \$2,500. A transfer of \$5,000 from this account to the WAHT Fund is expected prior to the next meeting.

Boulder Lane Update

Selectman Harrison reported that the Town Administrator is now overseeing the Boulder Lane progress, including meetings with the other Wenham landowner. The Boulder Lane parcels must be combined and packaged as a single unit for sale and development.

This will continue to be on the agenda for tracking and updates.

New Business

Middle Woods on Burley Street – LAU switch

The Middle Woods Development was an adverse 40b project; twenty-five percent of the project was required to be affordable giving the Town five affordable units.

The units designated as affordable have been switched, but the number of affordable units remains at five. As a 40B project, the process is overseen at the state level with code enforcement done at the local level.

Maple Woods Update – Appeal of Comprehensive Permit

The applicant for Maple Woods received a comprehensive permit, which was appealed by some of the neighbors.

The Trust requested a legal clarification if funds need to be re-appropriated. With the project in appeal it was thought no action was necessary unless the appeal is not approved; the litigation process is thought to take one to two years.

Future structure of the WAHT – Number of Trustees

By declaration, the current membership of the Trust is "five to seven Trustees."

A discussion followed regarding what the optimum number of Trustees would be on the WAHT.

It was observed if six people were on the board, there was the possibility of a tied vote.

The quorum of a five member Trust is three and it was questioned if a quorum of four is preferred citing important decisions/votes that come before the Trust regarding banking, legal issues and land/real estate transactions.

The Trustees reviewed the desired skills to make up the Trust include, at a minimum, an attorney, a real estate agent, a finance person, and an architect.

The Trust agreed to fill the seat vacated by the resignation of John Mulvihill.

The meeting was open to the public for comments and questions; there were none.

Other New Business

The Trust will nominate / vote a secretary for the Trust at the next meeting.

Adjournment - The WAHT unanimously adjourned at 7:44 PM.

Respectfully submitted by
Catherine Tinsley
10.29.15